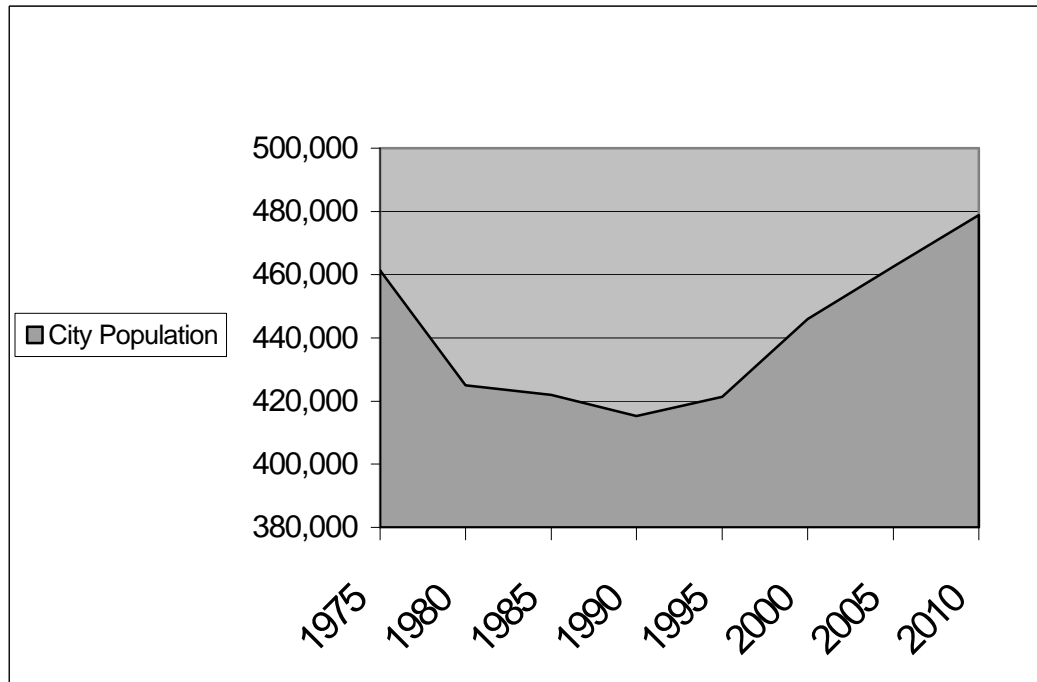


3. DEMOGRAPHICS

POPULATION¹:

The City's population is increasing steadily. Although the population decreased by 70,017 persons between 1970 and 1980 (see Figure 3-1), it has increased each year since 1990. According to the Bureau of Census, the City of Atlanta's April 1, 2000 population was 416,474 persons. Approximately 98% (411,297 persons) of the City's residents indicated that they were of one race. Of the one race group, 138,352 persons (34%) indicated that they were White, 255,689 persons (62%) indicated that they were Black or African-American, 8,046 persons (2%) indicated that they were Asian; with the remaining groups being of other races. Of the two largest groups, Whites increased by 13% between 1990 and 2000, while Blacks or African-Americans declined by about 3% during the same period. The number of Hispanic Origin persons more than doubled between 1990 and 2000, going from 7,640 in 1990 to 18,720 in 2000. Primary areas of growth seem to be Buckhead, Downtown, and Midtown. The long-term forecast continues to show a moderate growth. By the year 2010, it is estimated that approximately 478,823 persons will reside in the City.

Figure 3-1: 40-Year Population Trends for Atlanta



Sources: U.S. Census; 1970, 1980 and 1990 National Data Planning Corporation, 1985 Atlanta Regional Commission (ARC), (estimates 1991-1995), (1987 forecasts for the years 2000-2010, with interpolation by the Bureau of Planning)

¹ In determining level of service or measuring the impact of certain new developments, the City uses the concept of "functional population" which calculates the "full-time population equivalent", rather than using the actual resident or employee population (see Appendix, Impacts Fee Policies, "Functional Population"). Since non-residents place substantial demand on some facilities, the functional populations, which factors in the influx of nonresidents, gives a more accurate measure of level of service-i.e. facilities per population-and development impact on the population being serves. Long term trends such as the aging of the population, smaller housing units, the need to concentrate development in developed areas serves by existing infrastructure and the perceived quality of the public school system are all factors that impact the City's future population. The City is committed to monitoring these trends and to recommending public policies that will address problems or allow us to take advantage of opportunities.

Table 3-1: Growth Rates Comparison Between City and State

	1970-1975	1975-1980	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2010
City of Atlanta	-7%	-8%	1%	-4%	1%	6%	4%	3%
Georgia	10%	8%	8%	10%	8%	7%	7%	5%

Sources: U.S. Census, 1970 and 1980 Atlanta Regional Commission (ARC), 1990, with interpolation by the Bureau of Planning Woods and Poole Economics

The City's population is becoming more mature. Due to lower birthrates, the number of young children has declined significantly during the past decade. Persons in the age range of 35-54 were the fastest growing segment of the population, increasing in number by nearly 50%. The percent in the age group of 14 or younger is decreasing and increasing in the age of 65 and up. Long-range trends, including lower birthrates and household sizes, suggest that adults in the 15-44 age range will represent more than 1 in 4 of the City's residents by the year 2005 (see Table 3-2).

Table 3-2: City's Population by Age Group

Ages	1975	1980	1985	1990	1995	2000	2005	2010
0-4	37,275	30,015	29,534	29,064	29,495	26,666	32,378	33,508
5-14	75,699	62,332	63,286	62,280	63,202	52,409	69,381	71,809
15-24	91,861	86,147	84,382	83,040	84,270	69,205	92,509	95,747
25-34	74,874	79,321	80,163	78,888	80,057	82,083	87,883	90,959
35-44	49,669	45,511	46,410	45,672	46,348	64,632	50,880	52,666
45-54	44,877	37,587	37,972	37,368	37,921	50,178	41,629	43,086
55-64	40,000	35,104	33,753	33,216	33,708	30,766	37,006	38,302
65-up	47,116	49,005	46,410	46,410	46,349	40,535	50,880	52,746
TOTAL	461,371	425,022	421,910	415,200	421,350	416,474	462,546	478,823

Sources: U.S. Census, 1980 and 2000; 1990 National Planning Data Corporation (1970). ARC interpolation by the Bureau of Planning (1990-2010)

The City's non-Caucasian population is believed to be decreasing slightly and its Caucasian and Asian population is increasing (see Table 3-3). Long-term trends in the United States indicate that the relative proportion of Caucasians, in the total population, will continue to decline and this pattern may be experienced within the City. The relative proportion of African-Americans within the City is projected to be above 65% through the Year 2010.

Table 3-3: City's Population by Race

Race	1980	1985	1990	1995	2000	2005	2010
Caucasian	136,500	136,948	126,405	126,405	138,352	129,328	158,011
Black	279,323	286,310	289,076	294,945	255,689	316,630	320,812
Other	9,199	8,353	N/A	N/A	N/A	N/A	N/A

Sources: U.S. Census 1990 and 2000; National Decision Systems (2000); National Planning Data Corporation (1995). Atlanta Regional Commission and the Bureau of Planning 2010

PER CAPITA INCOME

Per capita income within the City will increase at a rate that is comparable for most of Fulton County but will be less than the rate for the state as a whole. Long-term changes in per capita income are tied to changes in birth rates, household types and increases in the education levels of the general population. (see Table 3-4).

Table 3-4: Per Capita Income

	1980	1985	1990	1995	2000	2005	2010
Real Dollars	6,549	10,693	15,279	18,804	22,239	25,254	29,913
1982 Dollars	8,417	9,582	10,608	11,287	13,956	15,208	16,571

Source: U.S. Census, 1990; National Decision Systems, 2000; Bureau of Planning, 2010

The decline in the number of the City's households from 1980 to 1990 parallels its population loss during this time. The number of households in the City increased by a total of 8% between 1990 and 2000. The size of the City's households declines during this same period due to a dramatic reduction in the size of family-households, indicating the average household has fewer members (see Table 3-5). Moreover, the number of one-person households continues to increase, which is consistent with national trends. Two factors that will impact the number and types of households in the city are the significant decline in the birth rate for city residents and the redevelopment of many of AHA's communities. The net effects of these two factors will be a reduction in household size.

Table 3-5: Number of Households

Year	Number of Households
1970	162,291
1975	157,622
1980	162,685
1985	162,540
1990	155,752
1995	162,473
2000	<u>168,147</u>
2005	194,573
2010	202,888

Sources: U.S. Census, 1970, 1980, 2000 and 1990; ARC and National Planning Data Corporation with interpolation by the Bureau of Planning (1990-2010)

Table 3-6: Average Household Size

Year	1970	1975	1980	1985	1990	1995	2000	2005	2010
Average Household Size	2.95	2.78	2.51	2.52	2.40	2.33	2.30	2.29	2.20

Sources: U.S. Census, 1970, 1980, 2000; ARC and National Planning Data Corporation with interpolation by the Bureau of Planning

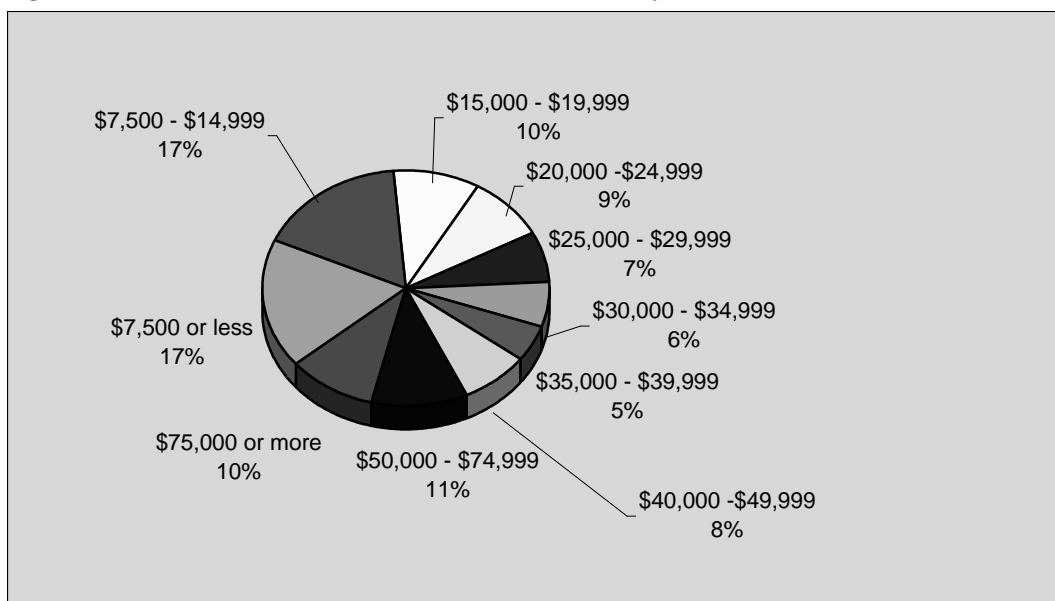
Since financial well-being and most major financial decisions are based on joint family income, the average household income is an important indicator of community economic activity. Between 1970 and 1990, average household income in the City, expressed in constant 1982 dollars, increased by 13 percent, while it increased by about 20 percent in the State. Average household income is projected to more than double between 1990 and 2005 due to increased labor force participation by women and Atlanta's role as the premier commercial city in the Southeast.

Table 3-7: Average Household Income

	1980	1985	1990	1995	2000	2005
Real Dollars	16,698	27,481	35,433	47,630	64,307	80,954
1982 Dollars	21,572	24,947	27,769	28,589	44,514	75,686

Sources: U.S. Census, 1970, 1980, 2000; ARC and National Planning Data Corporation with interpolation by the Bureau of Planning

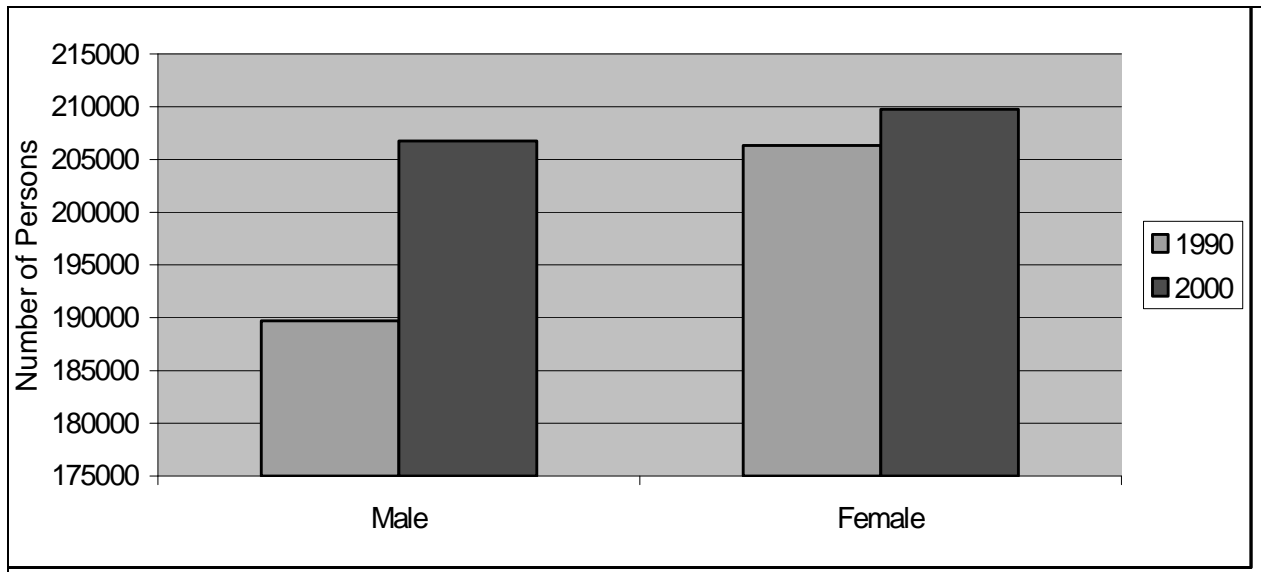
Figure 3-2: Percent Distribution of Atlanta Households by Income, 1990 (shown in Actual Dollars)



Sources: U.S. Census, 1970, 1980, 2000; ARC and National Planning Data Corporation with interpolation by the Bureau of Planning

MOST RECENT CENSUS DATA

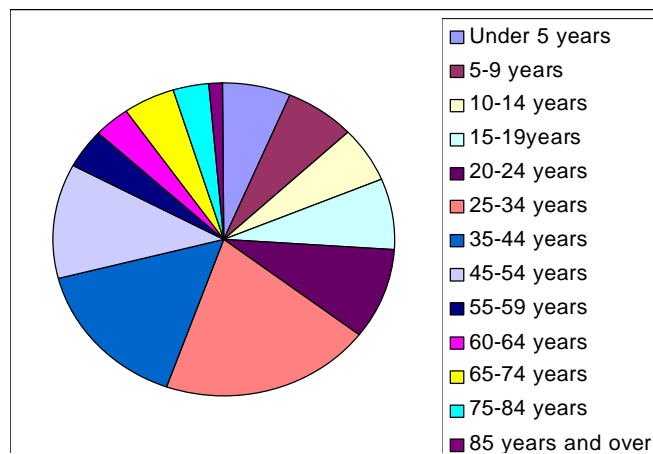
Figure 3-3: Atlanta's Genders



Source: U.S. Census, 2000, Summary File-1.

Between 1990 and 2000, the total number of Females increased by two (2) percent, going from 206,000 to 207,000. During this same period, the number of Males increased from 190,000 to 207,000. In the year 2000, there was almost an even split between the genders. See Figure 3-3.

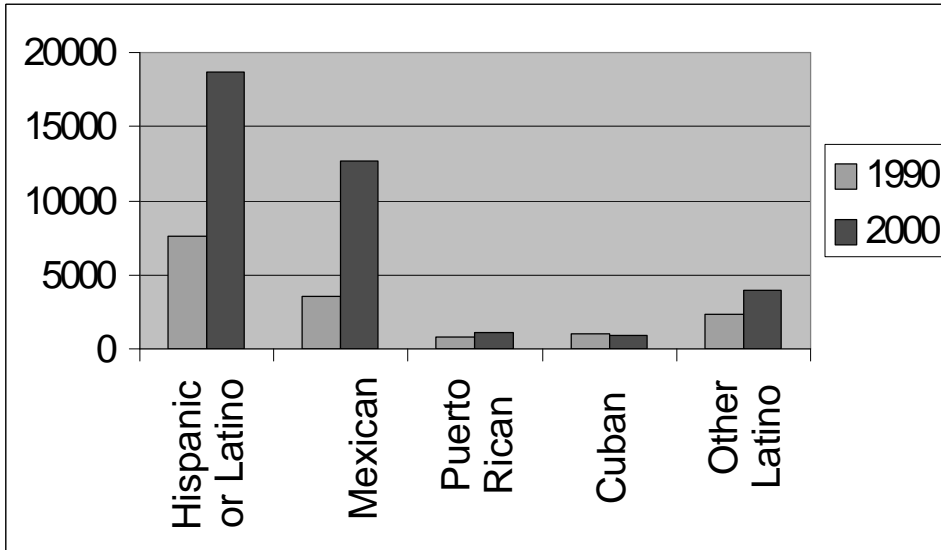
Figure 3-4: 2000 Age Cohorts



Source: U.S. Census, 2000, Summary File-1.

Children under five years of age declined by eleven (11) percent between 1990 and 2000. The fastest growing segment of Atlanta's population was made up of adults between the ages 35-54, with a growth rate of nearly fifty (50) percent. Surprisingly, the number of persons between the ages of 60-75 declined by nearly twenty-eight (28) percent. See Figure 3-4.

Figure 3-5: Hispanic Origin



Source: U.S. Census, 2000, Summary File-1.

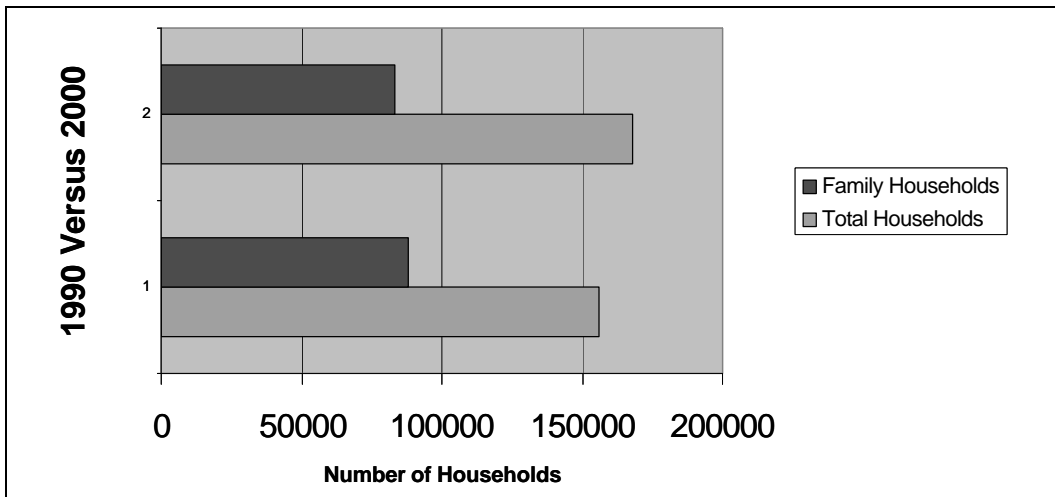
The number of Hispanics or Latinos increased by one hundred forty-five (145) percent between 1990 and 2000, going from 7,600 persons in 1990 to 19,000 in year 2000. Mexican Hispanics had the greatest absolute and percentage increase, with gains of 9,100 persons or a two hundred fifty-five (255) percent increase. See Figure 3-5.

Figure 3-6: Female-Headed Households



Source: U.S. Census, 2000, Summary File-1.

Figure 3-7: Total & Family Headed Households



Source: U.S. Census, 2000, Summary File-1.

The total number of Family Households decreased from 57 percent to 49 percent of total households between 1990 and 2000; possibly caused by an increase in the divorce rate or the delay in family formation brought about by career demands. There also seems to have been a significant increase in number of Female- Headed Households during this period. The exact cause(s) of this increase is unknown at this time and will require additional research. See Figures 3-6 and 3-7.